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CITY OF MILPITAS
PLANNING DIVISION

PROJECT DESCRIPTION

The proposed project includes the development of new storage facilities on three different existing Public Storage properties located in Milpitas, California as a single all inclusive project. These properties lie southwest of the Montague Expressway and State Route 680 intersection. The two addresses that share frontage with Montague Expressway are 1600 Watson Court and 1601 Watson Court. The third property is just east of 1600 Watson Court and has an address of 1080 Pecten Court. Each of these will be described in further detail in the following paragraphs.

Lot 1 as referenced on the site plans is at the address 1601 Watson Court with an APN number 92-08-093. The existing vehicle storage spaces located along the Montague Expressway frontage and the west property line will be replaced by a new 2-story self-storage building and labeled as Building 'I'. The square footage of the building will be approximately 32,852sf and will be setback 39.90' from the Montague Expressway face of curb as proposed by improvements to be completed by VTA. This building will have architectural elements to match the proposed buildings on the other two sites to create a visually aesthetic flow between the properties. There are eight existing single-story self-storage buildings onsite labeled 'A' through 'H'. Building 'A' with a square footage of 1500sf is the existing location of a manager's apartment and office. The lower floor of this building will be reconstructed into storage space and the existing manager's unit on the second floor will remain. Additional improvements to the exterior elements and elevations will be upgraded to match the appearance of the other new buildings associated with this project. Building 'B' with a square footage of approximately 3,800sf and all 1,800sf of Building 'C' will be removed and replaced by Building 'I' and the parking area to serve Building 'I'. Two tower elements will be added to the new Building. In total the existing site building square footage will increase from 40,175sf to 67,427sf and the FAR will be increased from 27% to 46%. The Impervious area will decrease from 130,252sf to 123,520 and all new and replaced impervious surface storm runoff will be conveyed to a bio-retention area to be treated prior to a release to the existing storm drain system. The bio-retention area has been sized to treat the Design Storm Volume based on current C.3 requirements. The existing entrance to the site will remain however the gate will be shifted closer to Watson Court and the existing parking stalls outside of the gate will be removed and replaced with landscaping.

Lot 2 is at address 1600 Watson Court with an APN number of 92-08-042. There are 16 existing single-story self-storage buildings onsite with a total area of 87,775sf. These buildings are labeled 'A' through 'R' and cover the site with a FAR of 41% and lot coverage of 41%. Buildings A, B, C, D, & E will be demolished and replaced with a 3-story self-storage building referenced as Building 'S' with a square footage of 78,450sf and a building footprint of 27,980sf. This building will be setback from the Face of curb on Montague Expressway (as proposed by VTA Improvements) 35ft and will have a building height to the top of parapet of 35ft. It will be comprised of storage units ranging from 5'x5' to 10'x30' and will include an office and retail store for storage related products. All three sites will use the Office in Building 'S'. This new building will be fronting Montague Expressway and the east side of Watson Court. Thirty two (32) parking spaces and one loading space are being added to serve the new 3 story facility. The existing fence and entrance gate along Watson Court will be removed and only a portion will be replaced with a new fence. South of the existing main entrance the new entrance gate will be installed adjacent to Building 'F' and the new fenceline will start at this location and extend south to the southern property line. The existing office attached to Building 'F' will be demolished and replaced by a new trash enclosure that will serve all three sites for refuse and recycling collection. Patron's leasing units will not be given access to the trash enclosure. Only the Public Storage Manager and staff will have access to remove site waste from the manager's residence, office receptacles, and delinquent storage units. The existing driveway to the north will be widened to allow for fire truck access and the main entrance will be relocated north 50' to allow for stacking at the 093, entrance gate.

Public Storage Milpitas, CA
1600, 1601 Watson Court, and 1080 Pecten Court

Buildings J, L, and M will be partially demolished and reconstructed in order to meet the fire truck minimum access route requirements. In addition Buildings N and R will be demolished entirely and replaced with pavement for this same purpose. The total proposed building floor area will be 131,533sf with a total building footprint area of 81,063sf reducing the building site coverage by 3%. The existing impervious surface area will be reduced from 202,639sf to 192,966sf and the new or replaced impervious area will be directed to a bio-retention area at the north end of the site to treat the storm runoff prior to entering the existing storm drain system.

The Lot 3 address is 1080 Pecten Court and has an APN number of 94-08-051 and is located east of Lot 2. Cross access is proposed between the two sites and will be accomplished by the demolition of portions of building 'P'. Two access points will be created approximately 138' apart and the one to the south will be 60' wide and the northern access will be 38' wide. Proposed utilities will cross the Lot 2 parcel and connect to existing mains in Watson Court. The southwestern portion of Lot 3 is comprised of existing vehicle storage over a gravel surface with paved access roads around these areas. Twelve existing single story buildings labeled 'A' through 'M' are located across the site with a gross floor area of 56,250 and a FAR and Lot coverage of 23%. Building 'A' houses an office and property manager apartment which will be remodeled removing the office and expanding the residence into the abandoned office area. A proposed 3- story Building 'N' will replace the existing vehicle storage in the southwest area of the site. This building will have interior storage units ranging in size from 5'x5' to 10'x30'. The height of the building to the top of the parapet will be 35ft with a distance between floors of 10ft 8in. The gross floor area will be 87,150sf and the building footprint will be 29,050sf. The proposed project gross floor area will be 143,400sf with a FAR of 59% and proposed building lot coverage of 35%. There are 5 existing public parking stalls onsite 37 stalls are proposed to serve the new 3-story building. Pervious landscape areas have been planned for locations not requiring parking spaces or paved accessways. A proposed bio-retention area will be located south of the proposed building along the south property line. All runoff from proposed impervious areas will be conveyed to this treatment BMP prior to distribution to the existing storm drain or the Berryessa Creek located on the south side of the southern property line.

Both proposed 3-story buildings and the one 2-story building will be constructed with necessary stairwells and elevators. Each floor will include a lobby to provide access to the elevators, storage units, corridors, and two stairwells. All roof elements including heating, ventilation, and air conditioning will be screened by a five foot parapet. The proposed buildings design will be a modern/contemporary design. The proposed Building 'S' at 1600 Watson Court and Building 'I' at 1601 Watson Court will have display windows on the northwest corner of the building and spandrel glass on each floor fronting Montague expressway. The building façade for all three structures will consist of silver and orange metal panels, aluminum frames, and bright silver or weathered zinc colored split face masonry blocks.